

**COUNCIL MEETING MINUTES
CITY OF SUGAR HILL
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA
MONDAY, AUGUST 12, 2024, 7:30 P.M.**

CALL TO ORDER - by Mayor Hembree. Present were Mayor Brandon Hembree, Mayor Pro Tem Alvin Hicks, Council Members Taylor Anderson, Meg Avery, Joshua Page and Gary Pirkle, City Manager Paul Radford, City Clerk Jane Whittington, and City Attorney Frank Hartley. Assistant City Manager Troy Besseche was not present.

PLEDGE OF ALLEGIANCE TO THE FLAG – led by Boy Scout Troop 513.

INVOCATION – given by Council Member Pirkle.

APPROVAL OF AGENDA – Mayor Pro Tem Hicks motioned to approve the agenda as submitted. Council Member Page seconded the motion. Approved 5-0.

APPROVAL OF MINUTES – Council Meeting July 8, 2024, Work Session & Executive Session July 1, 2024 – Mayor Pro Tem Hicks motioned to approve the minutes as written. Council Member Avery seconded the motion. Approved 5-0.

AWARDS/PRESENTATIONS/PROCLAMATIONS

Eagle Scout Proclamations – Mayor Hembree read the proclamation and presented them to Eagle Scouts Ayush Singh, Brodie Baweja, Cameron Anderson, Chase Knudson, Harrison Baggerly, Kayode Badmus, and McKay Miller.

REPORTS

**CITY ATTORNEY
COUNCIL
MAYOR
CITY CLERK
CITY MANAGER**

CITIZENS AND GUESTS COMMENTS

Nathan Ball, 6805 Grand Magnolia Dr., requested that the Council revisit the noise ordinance.

Marla King, Emerald Lake, rezoning and annexation case that is coming up is located right behind her house. She requested that the Council table this item to allow more research for both sides. Mayor Hembree encouraged Ms. King to attend the upcoming Planning Commission meeting where this case will be presented first.

Alex Lewandowski, 535 Emerald Lake Path, spoke regarding noise and traffic from the annexation case AX-20-002. Mayor Hembree consulted with the City Attorney to see if these comments should be reserved for the upcoming Planning Commission meeting.

James January spoke regarding the signing of the MGAG contract that was discussed at the Work Session.

Andrew Schultz, 5350 Windswept Trace, spoke regarding the upcoming zoning items and about making the signs bigger that are posted on the properties.

Ms. Menzel, 4645 Creek Bluff Dr. and Amber Kelley, 4615 Creek Bluff Dr. spoke regarding drainage problems and the pipe behind their homes in the Mill Creek neighborhood.

A group of concerned residents of Lawrenceville spoke regarding the political crisis in Venezuela.

CONSENT AGENDA

OLD BUSINESS

Sanitation and Recycling Contract – the City Manager explained that the Council has considered this agenda item at several meetings. The request was to lock in the rate for residential pick-up until November 2026. Council Member Avery explained that the recycling would still be every other week but overall, this is a good compromise. Council Member Avery motioned to accept the contract amendment to extend the solid waste and recycling collection contract effective November 1, 2024, through October 31, 2029, and lock in the rate for residential customers at \$19.66 per month until October 31, 2026. Council Member Page seconded the motion. Approved 4-1 with Council Member Pirkle voting nay.

GMEBS Defined Benefits Retirement Plan Amendment to Freeze Plan to Elected Officials for All Service after 8/23/24 – the City Manager explained that the Council had requested that the staff obtain the documents to freeze the benefits for elected officials. The elected officials already in the GMEBS retirement program would remain but no other elected officials would be eligible to participate in the GMEBS retirement program or accrue any benefits after August 23, 2024. Council Member Pirkle motioned to approve the freeze to the GMEBS retirement plan for elected officials. Council Member Avery seconded the motion. Approved 5-0.

2023 Annual Financial Report and Audit – the City Manager explained that 2023 Audit was performed by Mauldin & Jenkins. The city received a modified report which was previously called unqualified. Staff recommended acceptance of the 2023 audit. Council Member Anderson motioned to accept the 2023 Financial Report and Audit. Mayor Pro Tem Hicks seconded the motion. Approved 5-0.

Adopt Model Plumbing Code Amendment – the City Manager explained that this code amendment is required by the North Georgia Water Quality Planning District and the changes have to be submitted to the Department of Community Affairs (DCA) for approval. Council Member Hicks motioned to approve the Plumbing Code Amendment. Council Member Page seconded the motion. Approved 5-0.

NEW BUSINESS

Public Hearing, AX 24-001, Sugar Hill 11 LLC, 6158 Suwanee Dam Rd., Parcel: R7348-001A – Mayor Hembree opened the public hearing and Tyler Lassiter, LJA Engineering explained that the application is for a small convenience store with no gas pumps. They intend to apply for alcohol sales later. It would be just a neighborhood store next to unique opportunities such as the city's golf course. He explained that the site plan is just conceptual, and they could add more parking to it. Council Member Avery asked if the planned hours of operation were 7:00 a.m. until 11:00 p.m. every day. Mr. Lassiter said that it was for now. There were no other comments, so the hearing was closed. Council Member Anderson asked if sidewalks on Suwanee Dam Rd. would be required and the City Manager responded that they would. Council Member Page motioned to deny AX-24-001. Council Member Pirkle seconded the motion. Approved 5-0.

CDBG Application – the City Manager explained that the city has submitted an application for funding from Gwinnett County Housing and Community Development Division to be considered for a CDBG and HOME grant program. The planning staff prepared the application focusing on the Roosevelt Dr. area. This project would be comprised of up to twenty-four housing units in a cottage court style. Council Member Anderson motioned to approve the CDBG application. Mayor Pro Tem Hicks seconded the motion. Approved 4-1 with Council Member Pirkle voting nay.

Contract Award: RFP 23-012A, Gary Pirkle Park Streambank Stabilization Project – The City Manager explained that the stream bank of Richland Creek at Gary Pirkle Park has experienced significant bank erosion to the extent that the sidewalk is compromised. It also threatens the main driveway of the park if steps are taken to mitigate the erosion. Improvements were budgeted in the 2024 capital improvement budget. Four bids were received from the proposal advertised in July. Tri Scapes was the lowest bid at \$396,977.96. Staff reviewed the four proposals and is recommending awarding the contract to Tri Scapes. Council Member Anderson motioned to award the contract to Tri Scapes for the Gary Pirkle Park Streambank Stabilization project in the amount of \$396,977.96. Council Member Page seconded the motion. Approved 5-0.

EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL – Mayor Pro Tem Hicks motioned to enter Executive session for potential legal, real estate and personnel. Council Member Avery seconded the motion. Approved 5-0.

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION – the meeting was reconvened and the Mayor stated that the Council discussed four personnel, two real estate and two legal matters during Executive Session.

ADJOURNMENT – Mayor Pro Tem Hicks motioned to adjourn. Council Member Page seconded the motion. Approved 5-0.

Brandon Hembree, Mayor

Jane Whittington, City Clerk